

STATE OF ALABAMA

## Warranty Deed

COUNTY OF SHELBY

**Know all Men by these Presents:** That, in consideration of One Hundred Thirty Five Thousand and No/100ths Dollars (\$135,000.00) and other good and valuable consideration to him in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JOEL E. WARREN, a married man** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **MICHAEL KYLE HAYNES** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the South 1/2 of the NW 1/4 of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama, being further described as follows:

Commence at the SE corner of the SW 1/4 of the NW 1/4 of said Section 10 and run in a Northerly direction along the East line of said 1/4-1/4 section for a distance of 448.34 feet to the point of beginning; thence turn an angle to the right of 93 deg. 27 min. 46 sec. and run in an Easterly direction for a distance of 115.80 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 59 deg. 06 min. 49 sec. and run in a Northeasterly direction for a distance of 100.48 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 51 deg. 43 min. 53 sec. and run in a Northwesterly direction for a distance of 74.69 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 2 deg. 04 min. 24 sec. and run in a Northwesterly direction for a distance of 53.28 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 72 deg. 09 min. 58 sec. and run in a Westerly direction for a distance of 152.4 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 80 deg. 32 min. 12 sec. and run in a Southwesterly direction for a distance of 83.82 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 5 deg. 27 min. and run in a Southerly direction for a distance of 121.27 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 93 deg. 04 min. 32 sec. and run in an Easterly direction for a distance of 47.66 feet, more or less, to the point of beginning.

Together with a 20 foot easement for ingress/egress and public utilities along the existing driveway servicing the above described property as shown on the survey of Laurence D. Weygand dated August 13, 2010.

Less and except all of Lake Warren and a 15 foot strip of land running continuous around the perimeter of said Lake Warren.

BEING a portion of the same property conveyed to Joel E. Warren from Joel E. Warren as Executor of the Estate of Charles Edward Warren, by Deed dated March 24, 2010, and recorded on May 20, 2010, as Instrument No. 20100520000158620, in the Probate Office of Shelby County, Alabama.

The above described property does not constitute the homestead of the grantor nor that of his spouse.

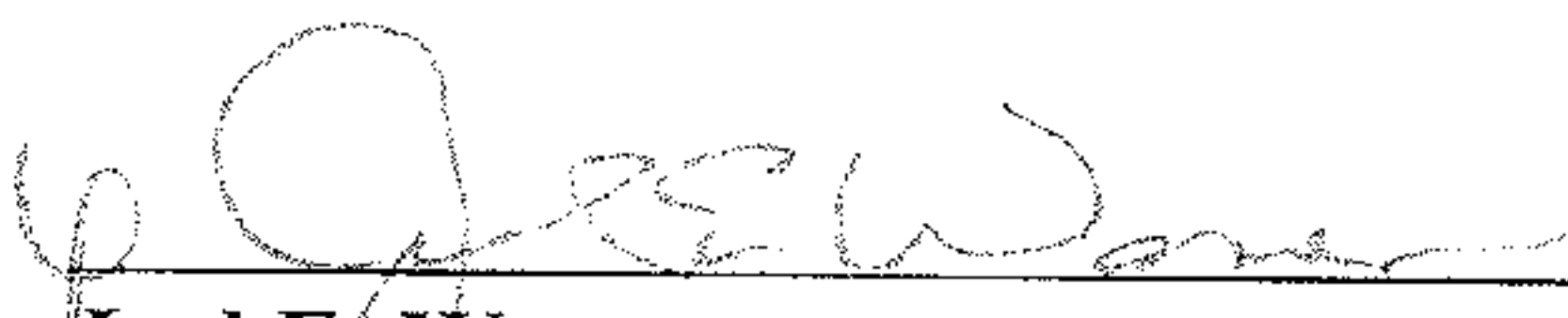
\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

**To Have and To Hold** the aforegranted premises to the said Grantee as sole owner.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantor has set his hand and seal this 19th day of February, 2014.

  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
**Joel E. Warren** {L.S.}

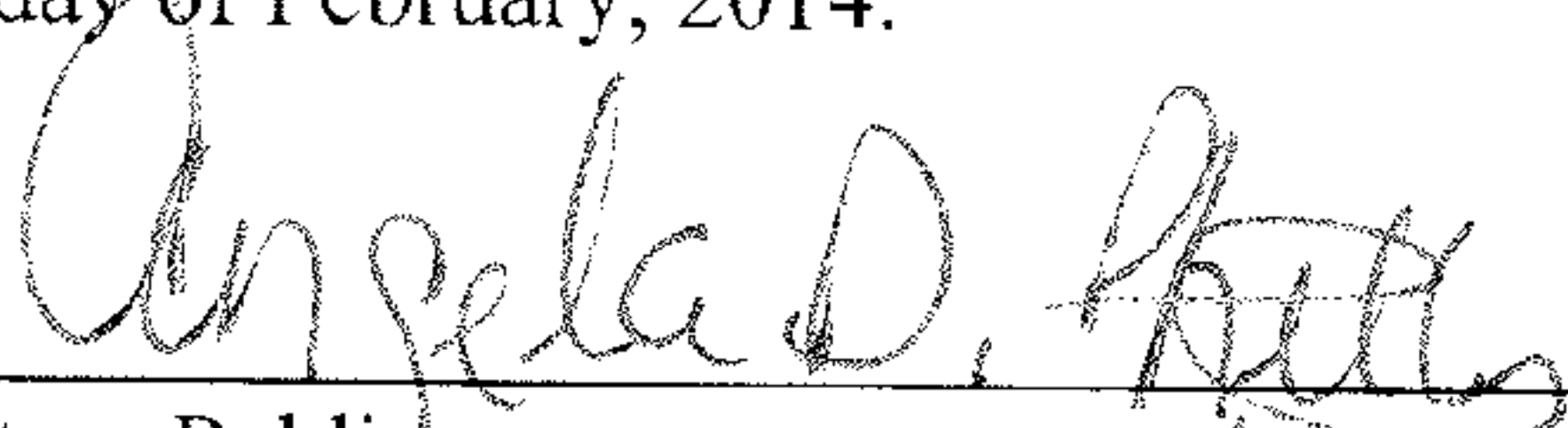
\_\_\_\_\_  
WITNESS

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned notary public, in and for said county and state, hereby certify that **Joel E. Warren**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 19th day of February, 2014.

  
\_\_\_\_\_  
Notary Public  
My commission expires 01/12/16

**GRANTEE'S MAILING ADDRESS:**

6715 Highway 11  
Pelham, AL 35124

Michael Kyle Hynes

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2014-02-3742



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name            Joel E. Warren  
Mailing Address        1427 Arrowhead Drive  
                                 Brentwood, TN 37027

Grantor's Name Michael Kyle Haynes  
Mailing Address 6715 Highway 11  
Pelham, AL 35124

Property Address 6715 Highway 11  
Pelham, AL 35124

Date of Sale 02/19/2014 \_\_\_\_\_  
 Total Purchase Price \$135,000.00 \_\_\_\_\_  
 or \$ \_\_\_\_\_  
 Actual Value \$ \_\_\_\_\_  
 or \_\_\_\_\_  
 Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidenced: (check one) (Recordation of documentary evidence is not required)

..... Bill of Sale  
..... Sales Contract  
XXX Closing Statement

\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provided the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest of the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real personal being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record.

This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value. If not proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/19/14

Print: Angie Phillips

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/26/2014 03:52:11 PM  
\$155.00 CHERRY  
20140326000084850

*J. W. Foster*